

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Jessica Henry, Senior Planner

Date: May 4, 2017

RE: **P.Z. 06-2017 City of Chesterfield (Unified Development Code- Articles 3 and 4)**

Summary

The Unified Development Code (UDC) was approved and adopted by the City Council in June of 2014. The purpose of this project is to amend portions of Articles 3 and 4 of the UDC. A Public Hearing was held before the Planning Commission on March 27, 2017. At that meeting, the Planning Commission passed a motion to approve the proposed amendments with one additional amendment by a vote of 8-0.

The additional amendment is to Article 4-01 – Development Requirements and Design Standards: Architectural Review Design Standards and is as follows:

- Use architectural elements and materials matching the front façade on the sides and rear of the structure where the ~~front~~ façade is visible from streets external to the subdivision.

This amendment serves to clarify the requirement and reflects the manner in which Staff has been interpreting and applying the requirement.

Specific information regarding the other Article 3 and 4 amendments is found in the following paragraphs of this report.

Amendment 1: Article 3-06 – Zoning Districts and Uses: Use Table for Residential Districts

The first set of necessary amendments is located within Article 03-06 “Residential Use Table” of the UDC. The revisions to Article 3 will clarify a small number of permitted uses in the Use Table for Residential Districts. These revisions are necessary due to unintentional changes that occurred to the “LLR” Large Lot Residential District, “R-4” Residential District, and the “R-5” Residential District. In general, the new UDC states that Livestock and Stables are permitted in the LLR District, that Multi-Family and Single Family Attached homes are permitted in the R-4 and that Multi-Family is permitted in the R-5. However, these are incorrect and are not permitted in the R-4 or R-5 Districts and the Livestock/Stables use are conditional uses only.

A Public Hearing on these revisions was initially held in August of 2015. However, at that time, no action was taken and the revisions were never brought back before the Planning Commission for further action. At this time, Staff is seeking to incorporate these amendments into the UDC. The Use Table for Residential Districts (UDC Article 03-06) attached to this report has been corrected.

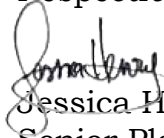
Amendment 2: Article 4-01 – Development Requirements and Design Standards: Architectural Review Design Standards

Staff was directed by the Planning and Public Works Committee to review and propose changes to Article 4-01 Architectural Review Design Standards of the UDC in order to place new restrictions on residential architecture. Specifically, the Planning and Public Works Committee expressed a desire to minimize the amount of exposed foundation on new residential construction. Accordingly, Staff presented a draft redline version of the proposed revisions at the February 9, 2017 Planning and Public Works Committee meeting where a motion was made directing Staff to proceed with the amended Article 04-01 of the UDC, resulting in the March 27, 2017 Public Hearing before the Planning Commission for this amendment.

The Site and Building Design Table of UDC Section 04-01 incorporating the following two Article 4 amendments into the Residential Architecture and Multifamily Architecture portions of this table is attached to this report. Note that the first amendment below is the PPW directed revision and the second amendment below is the additional recommendation made by the Planning Commission during the Public Hearing and discussed at the outset of this report.

1. Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.
2. Use architectural elements and materials matching the front façade on the sides and rear of the structure where the ~~front~~ façade is visible from streets external to the subdivision.

Respectfully submitted,



Jessica Henry, AICP
Senior Planner

Attachment

1. Article 3 and 4 Code Updates

Article 03: Zoning Districts and Uses

Sec. 03-06. USE TABLE FOR RESIDENTIAL DISTRICTS

Use Table for Residential Districts

Uses: P-Permitted C-Conditional

* means the use is allowed with conditions. See Section 03-03 for additional regulations

USE GROUP	ZONING DISTRICT AND CATEGORY												
	LLR	E-2 Ac	E-1 Ac	E-1/2 Ac	R-2	R-3	R-4	R-5	R-6	R-6A	R-6AA	R-7	R-8
RESIDENTIAL													
Dwellings													
Single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	P
Single-family attached				P				P	P				
Multi-family									P	P	P	P	P
Group home	C	C	C	C	C	C	C	C	C	C	C	C	C
Group residential facility	C	C	C	C	C	C	C	C	C	C	C	C	C
Mobile home park	C*					C*							
Nursing homes	C	C	C	C	C	C	C	C	C	C	C	C	C
CIVIC													
Public safety facilities	P	P	P	P	C	P	P	P	P	P	P	P	P
PUBLIC													
Administrative offices for educational or religious institutions	C	C	C	C	C	C	C	C	C	C	C	C	C
Cemetery	C	C	C	C	C	C	C	C	C	C	C	C	C
Churches and other places of worship	P	P	P	P	P	P	P	P	P	P	P	P	P
Clubs or Community Centers	C	C	C	C	C	C	C	C	C	C	C	C	C
Day care center	C	C	C	C	C	C	C	C	C	C	C	C	C
Day care home	C	C	C	C	C	C	C	C	C	C	C	C	C
Farming (including cultivation and sale of crops, plants and domestic animals with no salesrooms)	P	C	C										
Golf courses	C	P	P	P	P	P	C	C	C	C	C	C	C
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C	C
Hospice	C	C	C	C	C	C	C	C	C	C	C	C	C

Article 03: Zoning Districts and Uses

USE GROUP	ZONING DISTRICT AND CATEGORY												
	LLR	E-2 Ac	E-1 Ac	E-1/2 Ac	R-2	R-3	R-4	R-5	R-6	R-6A	R-6AA	R-7	R-8
Libraries, public or private	C	C	C	C	P	P	P	P	P	P	P	P	P
Livestock and stables	C*	C	C										
Mortuary	C	C	C	C	C	C	C	C	C	C	C	C	C
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation facility	C												
Restaurant, sit down									C	C	C	C	C
Retreat Center	C	C	C	C	C	C	C	C	C	C	C	C	C
Kennels, boarding	C	C	C	C									
Kennels, private	C	C	C	C									
Veterinary clinics	C												
Wildlife reservation, forest and conservation project	P	P	P	P	P								
EDUCATIONAL													
College/University	P	P	P	P	P	P	P	P	P	P	P	P	P
Primary	P	P	P	P	P	P	P	P	P	P	P	P	P
Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P
Kindergarten, Nursery School	P	P	P	P	P	P	P	P	P	P	P	P	P
Specialized Private School	C	C	C	C	C	C	C	C	C	C	C	C	C
UTILITIES													
Public facilities	P	P	P	P	P	P	P	P	P	P	P	P	P
Public facilities over 60 ft. in height	C	C	C	C	C	C	C	C	C	C	C	C	C
Sewage treatment facilities, other than facilities permitted as an accessory use	C	C	C	C	C	C	C	C	C	C	C	C	C
Telecommunications tower or facility	C	C	C	C	C	C	C	C	C	C	C	C	C

Article 04. Development Requirements and Design Standards

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Residential Architecture	See "General Requirements for Building Design" Section 04-01.D. of this Article.	<p>Use architectural elements and materials matching the front façade on the sides and rear of the structure where the front façade is visible from streets external to the subdivision.</p> <p>Avoid long uninterrupted building surfaces and materials or designs that cause glare.</p> <p>Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.</p>	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Design to fit appropriately with the natural landscape. Design infill development to reinforce functional relationships and patterns of development within the existing neighborhood.	Utilize setbacks, screening, building massing or driveway parking locations to provide transitions when adjacent to a different land use or residential density.
Multi-Family Architecture	Provide an on-site pedestrian system with access to common ground areas.	<p>Express architecturally the individual dwelling units within the building.</p> <p>Utilize color, material and plane changes to articulate facades. Avoid monotonous or institutional designs.</p> <p>Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.</p>	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Respect the scale, proportion and character of the adjacent or predominant neighborhood.	Provide functional recreation areas. Provide private outdoor space for each dwelling. Provide visual transitions between the street and the dwelling units.